

AGENDA
Wednesday, February 19, 2020
METROPOLITAN COUNCIL ZONING MEETING
3:30 PM Presentations and Special Recognitions
4:00 PM Metropolitan Council Meeting
Governmental Building
Room 348

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information, prior to the meeting, on either of the two monitors located in the lobby outside the chambers. If arriving after 4:00, fill out a request to speak card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the electronic form or filled out a card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Council Members may ask questions and make comments but are urged to cooperate in an effort to spend not more than 30 minutes on any one zoning case.

CALL TO ORDER

ROLL CALL

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:

1. 19-01260 **Case 70-19 12300-12400 Scotland-Zachary Highway**
To rezone from General Residential (A4) and Heavy Commercial (C2) to Light Commercial (LC3) on the property located at the east side of Scotland-Zachary Highway, to the south of Thomas Road, on Lot A of Maryland Farms Subdivision. Section 54, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
This item was deferred from December 4, 2019 and January 15, 2020
[Application](#) [Staff Report](#)

2. 19-01388 **PA-16-19 225, 300-400 UND Port Hudson-Plains Road**
 To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located north of Port Hudson-Plains Road and east of Samuels Road, on the F. Stevenson and B. Stevenson Tracts. Section 65, T4S, R1W, GLD, EBRP, LA (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Recommend approval, based upon a change in conditions; specifically, increased market demand for smaller lots
COMMISSION ACTION: Motion to deny carried, 7-2
This item was deferred from January 15, 2020
[Application](#) [Staff Report](#)
3. 19-01397 **Case 79-19 12650 Florida Boulevard**
 To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges)(C-AB-2) on property located on the south side of Florida Boulevard and east of Longbow Drive, on a portion of Lot D-1-A of the St. Elmo Lively Property. Section 6, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
This item was deferred from January 15, 2020
[Application](#) [Staff Report](#)
4. 19-01399 **ISPUD-12-19 Ozetta Residential Development**
 Proposed medium density residential development located on the east side of Connell's Park Lane and north of Goodwood Boulevard, on Lot 1-A of Connell's Park Subdivision, 1st Filing. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: •Approval of the sidewalk waiver is recommended to avoid pedestrian/vehicular conflicts •Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements if alternate circulation system is approved
COMMISSION ACTION: Motion to approve carried, 9-0
This item was deferred from January 15, 2020
[Application](#) [Staff Report](#) [Plans](#)
5. 20-00059 **RV-2-20 Madeline Court**
 A request to revoke a 7.5 foot utility servitude, located west of Madeline Court and north of Florida Boulevard, on Lot 6-A-1 of the Madeline Court Subdivision (Council District 6 - Collins-Lewis)
PLANNING STAFF FINDINGS: Planning Staff certifies that the proposed request meets the minimum requirements of the UDC
COMMISSION ACTION: No hearing before the Planning Commission required, per UDC Section 3.6.3
[Aerial Map](#) [Vicinity Map](#) [Exhibit](#) [Dept of Development LONO](#) [Dept of Transportation and Drainage LONO](#) [Memo to Council](#) [RV-2-20 MC Report](#)
6. 20-00070 **PA-1-20 8100 Perkins Road**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the south side of Perkins Road, east of Bles Avenue, on Lot A of George H. Baker Property. Section 55, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Recommend approval, based on review of the area at a greater level of detail
COMMISSION ACTION: Motion to approve carried, 8-0
Related to Case 3-20
[Application](#) [Staff Report](#)

7. 20-00071 **Case 3-20 8100 Perkins Road**
 To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the south side of Perkins Road, east of Bles Avenue, on Lot A of George H. Baker Property. Section 55, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 8-0
Related to PA-1-20
[Application](#) [Staff Report](#)
8. 20-00072 **PA-2-20 Imagine Plank Road Small Area Plan**
 Small Area Plan for Plank Road corridor
PLANNING STAFF FINDINGS: Recommend approval, considering consistency with the comprehensive plan and the public engagement process utilized by Build Baton Rouge throughout 2019
COMMISSION ACTION: Motion to approve carried, 9-0
[Staff Report](#) [Small Area Plan](#)
9. 20-00073 **TA-16-19 Hundred Oaks Overlay**
 To maintain the character of the Hundred Oaks neighborhood by requiring lot sizes historically used for residential development more in keeping with the historic pattern and zoning of the area
PLANNING STAFF FINDINGS: Staff recommends approval, based on neighborhood support and consistency with the comprehensive plan
COMMISSION ACTION: Motion to approve with amended boundary to remove lots south of interstate carried, 9-0
Related to Case 4-20
[Staff Report](#)
10. 20-00074 **Case 4-20 Hundred Oaks Overlay**
 To revise the Official Zoning District Map to designate the boundary for the Hundred Oaks Overlay on the properties and addresses listed in the general boundaries to the north of Interstate Highway 10 (or the Kansas City Southern railroad), west of South Acadian Thruway (or the Dawson Creek), south of Malmaison Drive and Tyrone Drive, and east of the intersection of Tyrone Drive and South Eugene Street. Sections 67 and 94, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.
COMMISSION ACTION: Motion to approve with amended boundary to remove lots south of interstate carried, 9-0
Related to TA-16-19
[Staff Report](#) [Revised Map](#)
11. 20-00075 **Case 81-19 2559 Plank Road**
 To rezone from Limited Residential (A3.1) to Heavy Commercial (HC1) on property located west of Plank Road, south of Seneca Street and east of Osceola Street, on Lots 1-7 of Suburb Istrouma. Section 39, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements once the combination of lots has been recorded
[Application](#) [Staff Report](#)

12. 20-00076 **Case 1-20 5380 Jones Creek Road**
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the west side of Jones Creek Road, south of Market Street, on a portion of Lot 2-A-1-B-A of Albert Dixon Property. Section 28, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)
13. 20-00077 **Case 2-20 5605 Jones Creek Road**
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the west side of Jones Creek Road, south of Market Street, on a portion of Lot 2-A-1-B-A of Albert Dixon Property. Section 28, T7S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 9-0
[Application](#) [Staff Report](#)

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